



An
Bord
Pleanála

Board Direction
BD-003646-19
ABP-304136-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/7/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the Z2 zoning objective to protect, and/or improve the amenities of residential conservation areas, to Policy CHC2 of the Dublin City Development Plan, 2016-202 which seeks to ensure that the special interest of protected structures is protected and to the established pattern, scale and architectural character of the area, it is considered that the canopy structure to be retained fails to integrate satisfactorily with the existing protected structure and the retention of the proposed development would constitute substandard development within the curtilage of the protected structure and would result in a loss of visual amenity. The development proposed for retention would therefore be obtrusive and overbearing in impact and would set undesirable precedent for similar development in the area. The proposed development to be retained contravenes Policy CHC2 of the Dublin City Development Plan and would therefore be contrary to the proper planning and development of the area.

Board Member

Date: 26/07/2019

Maria FitzGerald